

Proposed Minutes: December 14, 2010

DRB Members present: Montgomery, Moore, Robertson

DRB Members absent: Splane, Herr

Presenters:

Dr. Greg Carlson and Gary Wynn, Valley Center Smiles, Valley Center Rd.

Richard Matz and Scott Fleming Matz commercial Building, Old Castle Rd.

4:00 Lael Montgomery opened the meeting

There were no public attendees for Public Forum.

1. Waiver from the B designator/Site plan review for non-structural improvements to the exterior façade along Valley Center Rd. Also, a site plan waiver to allow the applicant to proceed with plumbing and electrical permits. Valley Center Smiles

Dr. Carlson is planning on opening a new dental office in the 'Winn Engineering' building on Valley Center Rd. at Woods Valley Rd. He showed renderings of some outside improvements, including trim additions, overhang at the entry, 2' x 2' window boxes which will be planted, and signage. The DRB liked the new additions with some alterations. The fascia on the front of the building is to remain the same size, and the lettering on the sign, "Dental Office" across the fascia is to be smaller for scale purpose. Dr. Carlson also showed a color palette of dark brown and green against the existing tan building color. The DRB suggested the brown be lighter. The waiver has been applied for, and Gary and Dr. Carlson will be in touch with Lael in order to complete the paper work for work to begin. The DRB approved this.

2. Waiver of road improvements, Matz Commercial building, Old Castle Rd.
Waiver to B designator.

The DRB reviewed this project on Oct. 12, 2010, and asked for clarification to the landscaping plan and road improvements required. Mr. Matz has been dealing with DPW and the County for 5 years to get this property rebuilt after it burned down, to no avail. This process has been not only confusing and contradictory but also extremely costly. Mr. Matz and architect Scott Fleming came to get support of the waiver, and some explanation on the process. The Planning Group voted to support the waiver. Lael explained that we are in the process of writing and getting approval on new standards for right of way improvement, called J36. These are special rules for Valley Center regarding the treatment of the roads outside of the travel way. Lael explained the waiver to Mr. Matz and _____, and gave them the paperwork to be filled out. She is also

writing a letter to the County on their behalf. The DRB asked that we review the landscape plans after the waivers were filed. They were both appreciative.

There was discussion that the DRB be more firm on the construction of future projects. Due to the fact that the design guidelines are out of date, we need to stand more firm on design elements that do not meet our guidelines.

October, 2010 minutes were approved. Motion by Moore, seconded by Robertson, unanimously approved.

Lael officially adjourned the meeting at 5:25 PM.